



**City of Chicopee
City Council
Zoning Committee**

Members

Shane Brooks, Chair
James Tillotson, Vice Chair
Fred Krampits
Frank Laflamme
Jerry Roy
Stan Walczak
George Balakier

Approved 10-9-2019

**MINUTES
September 4, 2019**

The following are the minutes of a public hearing held Wednesday, September 4, 2019 at 6:30 PM at the RiverMills Senior Center, 5 West Main Street, Lower Level, Small Garden Room #14 A, and Chicopee, MA 01013.

Members Present: Brooks, Tillotson, Krampits, Laflamme, Roy, Walczak, Balakier

Also Present: Daniel Garvey (Associated City Solicitor), Lee Pouliot (Planning Director)

The meeting was called to order at 6:30 PM

In compliance with the Open Meeting Law the Chairman asked if anyone in the audience was recording the meeting. Hearing none the meeting continued.

ITEM #1

Zone application from Business A/Residence B to Residence B for 0.21 (9,124 SF) acres of property located at 0 Chicopee Street Parcel ID 500-52 for the purpose of building a 2 family duplex dwelling. Applicant – Anthony Wheeler, 15 Gableview Ln, Southwick, MA 01077.

Applicant was present he stated that he wants to take a parcel and right now its split zoned. He stated that he would like to change the zoning because he would like to construct a two family dwelling on the property. He stated that it will have on sight parking and be professionally plowed.

Councilor Roy motion to approve – Councilor Brooks 2nd the motion – motion passed

Committee vote 7 – 0 favorable

ITEM #2

Special Permit under 275-50 c (2) (b) for the purpose of upgrading existing marketing message board and fuel price accessory sign from manual to digital. Existing and proposed sign are same size (96 sf per side). Structure to remain as is. Request to waive 25 ft setback to 0.58' back because sign is existing located at 27 Montgomery St. Applicant – Pride Convenience, Inc., Robert Bolduc, 246 Cottage St., Springfield, MA 01104.

Hamilton Ramos was present he stated that they want to keep the same structure, reface and renew the signage adding digital. We are requesting waivers on the setbacks because we're using the existing location on the structures on both locations. He stated it's a digital sign it will change depending on what you're advertising. He stated it will just be prices and products.

Building Department

The building department has no concern regarding the electronic sign provided the message on the message board remains constant. The intersection is too busy to have a sign that flashes or changes messages, which would be distracting to vehicle operators and create a possible hazard.

Engineer Department

No concerns

Health Department

No concerns at this time

Planning Department

Property is zoned business B and requires a special permit 275-50 A(1)(C). The existing sign setback of 0.50' will remain as long as the setback waiver is approved 275-58 E(1). The proposed sign has the same dimensions as the existing. Planning Department recommends approval of gas price section and defers recommendation on digital message board to Engineering, Police and Fire. This is due to the proximity of the sign to the traffic signals at the intersection of Montgomery and Grattan. Planning is concerned about impact sign would have on the signal during the evening hours.

Fire Department

No issues

Restrictions

Permit to run with the land

Message will remain static with gas prices

Messaging will be linked to 3 times daily

Councilor Krampits motion to approve with restrictions – Councilor Brooks 2nd the motion – motion approved

Committee vote 7 – 0 favorable

ITEM #3

Special Permit under 275-50 c (2) (b) for the purpose of upgrading existing marketing message and fuel price accessory signs from manual to digital existing and proposed sign are same size (78 sf per side). Structure to remain in place as is. Request to waive 25 ft setback to 1.24' back because sign is existing located at 167-171 Chicopee St. Applicant – Pride Convenience, Inc., Robert Bolduc, 246 Cottage St., Springfield, MA 01104.

Hamilton Ramos was present.
Councilor Brooks stated same course.

Restrictions

Permit to run with the applicant
Message of gas prices will remain static
Messaging will change no more than 3 times daily

Councilor Krampits motion to approve with restrictions – Councilor Brooks 2nd the motion – motion passed

Committee vote 7 – 0 favorable

ITEM #4

Special Permit under 275-59 C 3 for the purpose of locating a business that repairs dentures located at 35 Center St 1B. Applicant – Design Dental Lab, Diana Shveyko, 35 Center St. #1B, Chicopee, MA 01013.

Applicant was present she stated that she repairs and manufactures dentures. She stated that eighty percent of her work is repairing dentures. She stated that she worked upstairs for two and a half years and she got the building code permit and did the fire inspection and everything was approved. She stated that she moved downstairs because she needs more space. She stated that nothing has changed in her production and she didn't change any chemicals, everything is the same just a bigger space. She stated that she needs a special permit to be in compliance.

Councilor Brooks stated that there's some challenge with this and he was concerned about the Fire Departments report.

Diana Shveyko stated that the open flames are from a small lighter like for a cigarette. She stated that she had approval when she worked upstairs if she stored it in a metal container.

Councilor Brooks read a response from Captain Benjamin Turnberg. Letter attached

Councilor Roy stated that most of the city has gas and we will have to cease and desist because it's an open flame.

Councilor Walczak asked what the applicant's professional background was.

Diana Shveydo stated that she has a Master degree in business economy. She stated that her dad is a dental technician in the Ukraine and she learned from him.

Diana Shveydo stated that the only chemical that she uses is acrylic and monomer which is the same consistency with making Polish nails.

Councilor Brooks stated you need another certificate of occupancy before we can issue you a special permit then the Building and Fire Departments will have all their concerns satisfied. He stated that you are currently not supposed to be operating now because of the issues that are presented before us.

Councilor Brooks stated that we will allow you between now and September 19th to produce everything that is required and to work with your Landlord.

Diana Shveydo stated that she was unclear of what she has to do.

Councilor Brooks stated you will need to have the Landlord talk to the Building Department and demonstrate to them that he's going to pull the proper permit and they can inspect. Then have the Fire Department inspect to demonstrate you've switched from flammable to an electronic device. He stated once that's satisfied that will come before us and at that point we can issue the special permit.

Councilor Laflamme stated or you can use the flame depending on what suppression systems are put in place with the Fire Departments approval.

Engineering Department

No comments

Fire Department

1. See Building Department's recommendation regarding this property being zoned Business B and the need for a complete building code review. This is required to allow for the possible consideration of permitting open flame Bunsen burner operations to be conducted as part of the denture manufacturing process and to determine what additional fire protection measures must be taken.
2. The tenant business Deign Dental Lab was issued a cease and desist order for all operations using open flame on May 14, 2019. During an inspection on August 21, 2019 open flame operations were observed.
3. General housekeeping needs to be better (see attached photos) to include segregation of flammable and hazardous materials during work hours. As seen in photos, on one table, there is propane tank with Bunsen burner and open flames, containers of various flammable liquids, combustible paper and cardboard products, and a power strip with three items plugged into it and the strip itself is one of four items plugged into and outlet on the wall.
4. Hazardous/flammable materials used in denture manufacturing and propane tanks need to be stored in a flammable liquid storage cabinet that meets NFPA 30 standards when not in use and after business closes each day.

Building Department

This property is located within a Business B zoning district. Industrial uses require a special permit within the district.

In addition to the special permit, a complete building code review outlining all of the code related upgrades required to change the use of the structure shall be required. The property owner and tenant stated in May of 2019 that they would begin that process, but there is no evidence that the code review work has advanced.

The attached permit application and plan show a lack of understanding of the operation and actually define the use as a Business use group and not a Factory use group. The second code review dated 5/22/19 (also attached) performed by Mount Vernon Group Architects fall short of meeting the requirements necessitated by a change of use of the structure.

Planning Department

The property is zoned business B and requires a special permit is required for use 275-59c (3) (industrial uses). Will occupy (1) one space in a mixed use building. There is adequate parking. Planning Department recommends approval.

Restrictions

Permit to run with applicant

Can't operate without certificate of occupancy

Can't operate without satisfying the requirements of the C.F.D.

Must be demonstrated by September 19th

Councilor Walczak motion that the conditions be met through the Fire and Building Departments in order to issue a certificate of occupancy – Councilor Brooks 2nd the motion – motion passed

Committee vote 7 – 0 favorable

ITEM #5

Special Permit under 275-30 (A & B) for the purpose of storage of some construction materials and some vintage electronic parts for 6 month time period located at 53 Whitman St. Applicant – Darryl A. Therrien, 53 Whitman St., Chicopee, MA 01013.

Applicant was present he stated that he is in a cleanup ordered by the city. He stated that he had two storage containers and he got rid of one. He stated that he is in the phase now where he's doing some construction. He stated he was an electrician by trade. He stated that he has some vintage stuff that he wants to keep. He stated that he needs more time to get this done because of medical problems. He's asking for six months to sort and relocate what he has. He stated he has two bad knees and is disabled. He stated its overwhelming dealing with the property and what he has in storage. He stated he is getting help from his church. He stated that his family has lived almost one hundred years in the City of Chicopee and he has lived here all of his life.

Councilor Brooks stated that there's quite a lot of concern on behalf of the city to say the least. He asked Mr. Therrien what assurances can you give us that in six months you can satisfy the requirements of the Departments.

Darryl Therrien stated that he has been doing a lot of work and is still occupying the residence. He stated that they are going to do another re-inspection. He stated that the attic and cellar have been cleaned and a guardrail has been installed on all three floors. He stated that the old gas furnace has been removed and the cleanup on the property

has been done. He stated he has addressed a lot of concerns of the city. He is willing to do the work. He has eighty percent of each floor cleaned. He is now addressing the outside of the house and porch.

Darryl Therrien stated that he can satisfy the concerns in six months.

Engineering Department

No Engineering comments

Building Department

53 Whitman Street is zoned Residence B. There has been one or more storage container on this property since 2014 (see letter). Mr. Therrien has a large garage full of electronic equipment and has been making promises to eliminate there storage containers and clean up the property since I began in the Building Department in 2015. I have little confidence that an additional 6 months will help Mr. Therrien to rid himself of the equipment being stored.

Health Department

This property already has an enormous amount of items in the year yard. Mr. Therrien needs to work on removing items not storing them.

- Front and rear porches, stairways, handrail/guardrails roof supports and ceilings are damaged and defective. 105 CMR 410.500 §503.
- Front and rear stairway handrail is not secure. 780 CMR R311.7.
- Exterior siding, fascia boards, gutters and downspouts are loose, broken, damaged or missing in sections of the dwelling and outbuilding. 105 CMR 410.500 & 503.
- Debris, branches and overgrowth are present on the property. 105 CMR 410, 602.
- The property contains a shipping container full of electronics and other items being collected. The shipping container requires a special permit per 275-30 of the City code.
- The property contains large piles of items being collected. Some items are under fabric structures or tarps. Garbage, rubbish and other materials or debris being collected is in violation of 105 CMR 410.602 and 275-29 of the Chicopee city code.
- Roof appears to be at the end of its life cycle and requires replacement. 105 CMR 410.501 & 410.500.
- Foundation requires repair and repointing in areas. 105 CMR 410.500
- Conditions deemed to endanger or impair health or safety. (G) Failure to provide adequate exits, or the obstruction of any exit, passageway or common area caused by any object, which prevents egress in case of emergency; (K,O(4) structural defects to porches, stairs and guardrail systems that may expose the occupant or anyone else to accident or other dangers; (N) Failure to provide smoke and carbon monoxide detectors. 105 CMR 410.750

Planning & Conservation

Property is zoned residential B, temporary trailer storage allowed by special permit under 275-30 B. The Planning Department is aware that Building and Health Departments have been working with applicant to address problem property issues at 53 Whitman Street. If Building and Health confirm that this special permit advances cleanup of the property then the Planning Department recommends approval. If no progress or cleanup has been made Planning is not comfortable granting a special permit in a residential district.

Fire Department

Rear egress/fire access to house is blocked by clutter. Remove clutter to allow access/egress in case of fire.

Provide complete list of materials to be stored in storage bin and statement affirming that no flammable or hazardous material/chemicals will be stored in the bin.

Restrictions

Permit to run with applicant

Motion to approve for a period of 6 months

With a 90 day report from Building, Health and Fire Departments

Councilor Laflamme motion to approve – Councilor Brooks 2nd the motion – motion passed

Committee vote 7 – 0 favorable

ITEM #6

Councilor Laflamme motion to approve the minutes of July 30, 2019 – Councilor Brooks 2nd the motion – motion passed

Meeting adjourned at 7:36 PM

Agnes Czarniecki

From: Benjamin Turnberg
Sent: Wednesday, September 4, 2019 1:34 PM
To: Agnes Czarniecki
Subject: Zoning Committee Meeting tonight 9/4/19: RE: 35 Center St

Hello Agnes,

As the Fire Department only received notice of the Zoning Committee's hearing yesterday, it is uncertain if anyone from the department can attend the meeting toning on such short notice. Please forward this email to relevant parties on the Zoning Committee.

Below, is a copy of an email that I sent to Carl Dietz, Chief Stamborski, Lt Kalbaugh and the Fire Protection Engineer Robert Griffiths in response to a letter written by Mr. Griffiths concerning the Dental Design Lab tenant in 35A Center Street. In his letter, he makes some recommendations as to what the tenant, Ms. Diana Shveyko, needs to do concerning her denture manufacturing business. In my response below, there are some underlined sentences which are in need of further attention by Mr. Griffiths and Ms. Shveyko. I have tried unsuccessfully several times to get ahold of Mr. Griffiths to speak with him directly on these issues.

The Fire Chief issued a Cease and Desist order on May 14, 2019 to stop using open flames in the manufacturing of dentures. The business ignored the Cease and Desist order and continues to use open flames in denture production. We would ask that this hearing be postponed until such time that the below underlined issues have been resolved and clarified. The Cease and Desist order remains in effect as of this writing.

Please contact me with any questions at 413 594-1636.

Sincerely,

Captain Benjamin Turnberg
Fire Prevention Officer
Chicopee Fire Department

Gentlemen,

In the letter addressed to Pat Gottschlicht, there is no mention by Robert Griffiths, Fire Protection Engineer, as to the compliance of the fire protection system in place (in accordance with NFPA 72) or recommendations for any upgrades to it given the occupancies in the building. Mr. Griffiths needs to submit something in writing as to the compliance of the current system and any plans to upgrade it if needed?

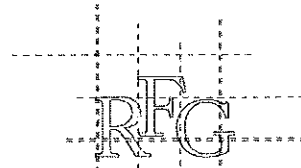
The installation of the mechanical ventilation system is good.

It is agreed that there is a housekeeping issue in regards to the workstations and the presence of a combination of open flame, combustible materials and flammable liquids in close proximity to one another. Ms. Shveyko needs to submit a plan as to how she intends to maintain proper housekeeping moving forward.

As for the open flame use itself, a subsequent determination will be made by the Fire Chief as to whether to allow the use of open flame or some other alternative for heating the wax used in denture manufacturing. Ms. Shveko needs to submit a description of what alternative means of wax heating she might employ instead of open flame Bunsen Burners.

It is my understanding that the meeting of the Zoning Committee is scheduled for tomorrow evening at 6:30 and not tonight.

Capt Benjamin Turnberg



ROBERT F. GRIFFITHS, PE
HVAC|Plumbing|Fire Protection Engineering
7 Cockey Drive Willougham MA
413.596.4248|RFGP8G@aol.com

Pat Gottschlicht
13 Center St.
Chicopee, Ma

Re: Design Dental Lab
35 Center St
Chicopee, Ma

Dear Pat

This letter is in response to Chicopee Fire Department Recommendations for Special Permit Application..

I visited the site and discussed operations with the lab owner, Diana Shveyko.

The facility repairs and manufactures dentures. Per the construction documents prepared by the Mount Vernon Group the lab areas are classified as a Low Hazard Industrial Occupancy or F-2.

The lab uses four Bunsen burners fueled by 16 ounce propane cylinders. The Bunsen burners are used to soften wax which is applied to the dentures. The flame height is adjusted to a low level for this operation. The flame size was observed to be not that different than could be obtained from a cigarette lighter. There were four Bunsen burners at work stations. According to Diana Shveyko approximately four additional 16 ounce propane cylinders are stored on the premises.

The primary use of flammable liquids involves the use of methyl methacrylate. Methyl methacrylate is mixed with a resin to generate the polymer PMMA, which is then used in making dentures and other dental prostheses. Methyl methacrylate is highly volatile and pungent with a flash point of 9°C or 48.2 °F and a boiling point of 100 °C or 212 °F. Methyl methacrylate is classified as a class 1B liquid. By definition Class 1B liquids have a flash point below 73 degrees F and a boiling point of 100 degrees F or higher. The lower explosive limit is 2.12% by volume.

A literature search indicates that methyl methacrylate may cause adverse health effects. The chemical has been found to have acute effects on health, as follows:

- Skin, eye and mucous membrane irritation. Methyl methacrylate has the potential to induce skin sensitisation in susceptible individuals.
- Allergic response
- Chest tightness, coughing, wheezing, shortness of breath, reduced peak respiratory flow

- Asthma attacks – cases of occupational asthma linked to methyl methacrylate have been reported
- A headache and other neurological symptoms such as numbness, pain and whitening of the fingers
- Lethargy, lack of concentration.

Methyl methacrylate is one of the chemicals that is subject to control by COSHH (Control of Substances Hazardous to Health) regulations and the long-term (8 hours) Workplace Exposure Limit (WEL) is 50 parts per million (ppm) and short-term exposure WEL is 100 ppm. Dental practices must, therefore, have systems in place to ensure these limits are not exceeded. Methyl methacrylate is heavier than air and tends to travel along the ground so control systems should be positioned to account for this.

Technicians working directly with monomer may absorb it through the skin and by inhalation. Those nearby may be exposed through inhalation. When dental technicians work with methyl methacrylate, it is possible that the vapor may become dispersed throughout the premises, exposing staff close by.

According to Diana Shveyko the use of methyl methacrylate is limited to about a quart a month. Storage consists of 2 to 3 quarts. The methyl methacrylate is packaged in a metal container. The metal container has a small diameter plastic nozzle that would only allow small discharges.

Massachusetts Fire Prevention Regulations, 527 CMR, has references that apply to this installation. Chapter 26, Laboratories using Chemicals, references NFPA (National Fire Protection Association) 45, Standard on Fire Protection for Laboratories using Chemicals. It should be noted that this standard only applies to laboratories that contain more than or equal to 1 gallon of flammable liquid or less than 75 scf (standard cubic feet, ie cubic feet at standard pressure/temperature) of flammable gas. The stated quantity of methyl methacrylate is $\frac{1}{2}$ to $\frac{3}{4}$ of a gallon. Additional items may reach the minimum quantity of 1 gallon listed in the standard. The stated quantity of propane is equal to 69 scf which is close to the standard minimum.

Due to the quantities of flammable liquids, NFPA 45 rates the lab as a Class D, minimal fire hazard.

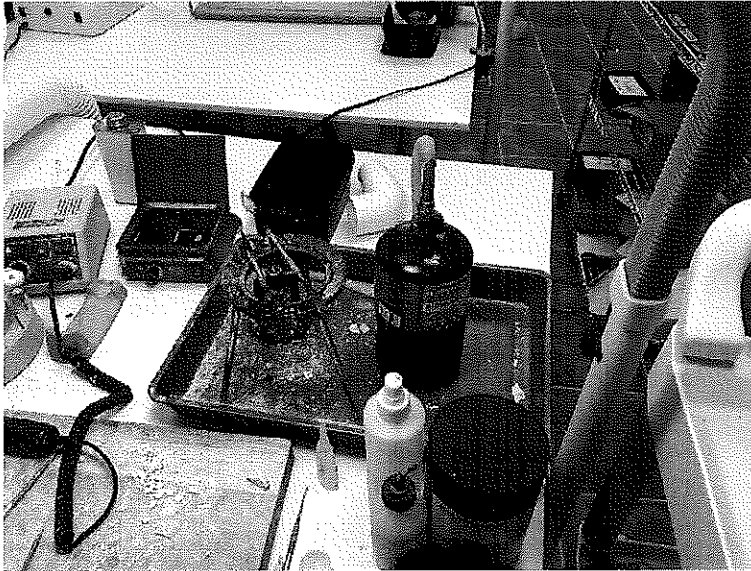
Section 8.2.4.3 of NFPA 45 requires that flammable and combustible material not in use be stored in cans or storage cabinets constructed in accordance with NFPA 30, Flammable and Combustible Liquids Code. This requirement is consistent with the Chicopee Fire Department Recommendations.

Section 10.1.2 of NFPA 45 does not require 1 lb propane cylinders, not in use, to be stored outside of the laboratory. NFPA 45 refers to table 6.3.1 of NFPA 55, Compressed Gas and Cryogenic Fluids Code, for maximum quantities of propane. The maximum quantity is 300 scf. The dental lab stores much less than the maximum quantity.

The space is heated and cooled by a high efficiency gas furnace located in the basement. The furnace is not provided with mechanical ventilation. The space is required to be mechanically ventilated. The space is also provided with a recirculating HEPA filter unit. The HEPA filter is

effective for removing particulate mater from the air.

Discussion and Recommendations



The picture shows one work station. At this work station the Bunsen burner is located in a metal tray to provide separation between the burner and the combustible work surface.

There are combustible materials close to the open flame. The process needs to be revised to provide a separation between the open flame and combustible materials. The use of the open flame was described as being used to soften wax.

Wax melts at 99 °F. There may be alternate methods that could be used that would enhance fire safety.



This picture shows a mixture of methyl methacrylate and resin. The size of the mixtures are small. The mixing is currently done in an area without mechanical ventilation. Apparently carbon filtration is effective in absorbing methyl methacrylate. Recirculating hoods with carbon filtration are available from dental supply outlets. Consideration should also be given to limiting the methyl methacrylate use to a vented hood.

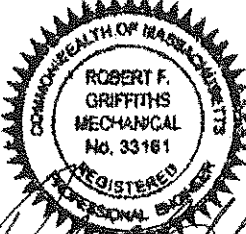

In general the entire lab area needs to be provided with mechanical ventilation. The quantity of ventilation air will depend on the approach taken to deal with the methyl methacrylate. The International Mechanical Code does provide some guidance. The ventilation rates for educational laboratories are listed as 10 cfm per person and 0.18 cfm/sf.

Robert F. Griffiths, PE

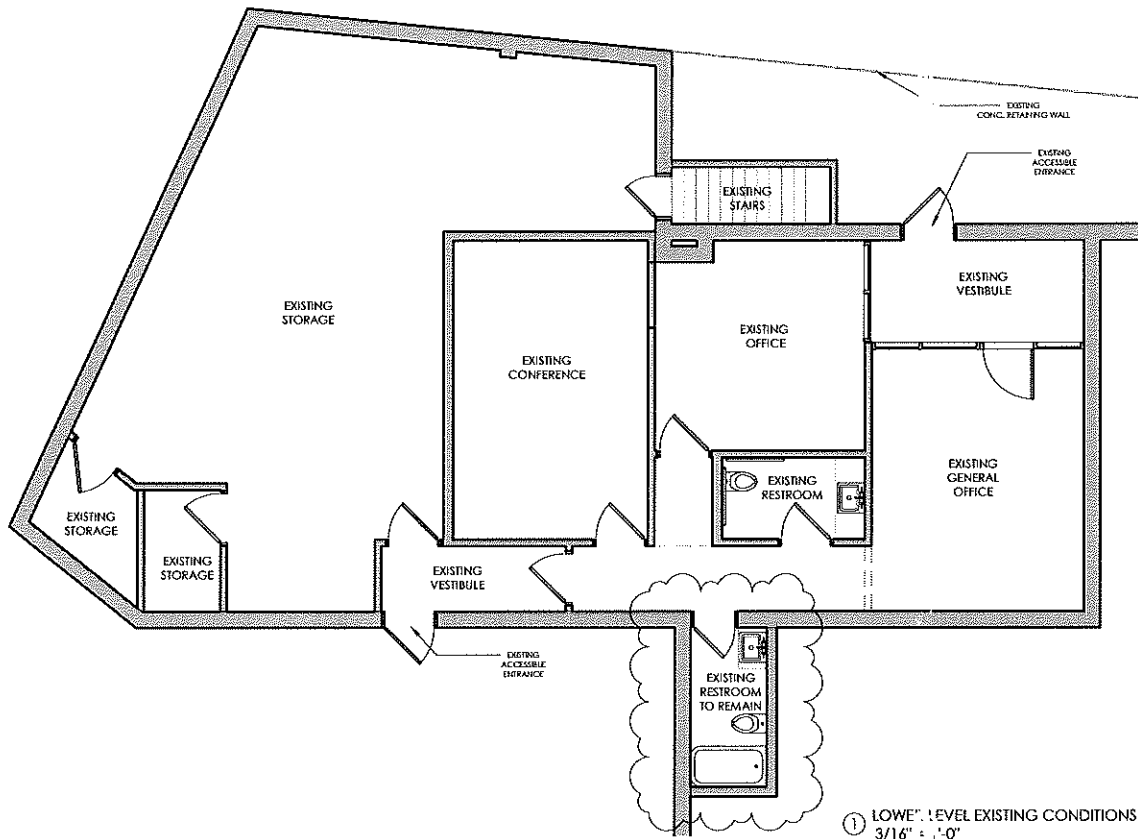
The high efficiency furnace serving this space has a minimum inlet air temperature of 60°F. The quantity of ventilation air required will lead to mixed air temperatures below the minimum which could lead to heat exchanger damage. An energy recovery ventilator should be provided to ventilate the space. The heating and cooling capacities of the existing system will need to be evaluated to determine if the load attributable to the ventilation exceeds the equipment capacity.

If there are any questions or comments don't hesitate to contact me.


Sincerely,

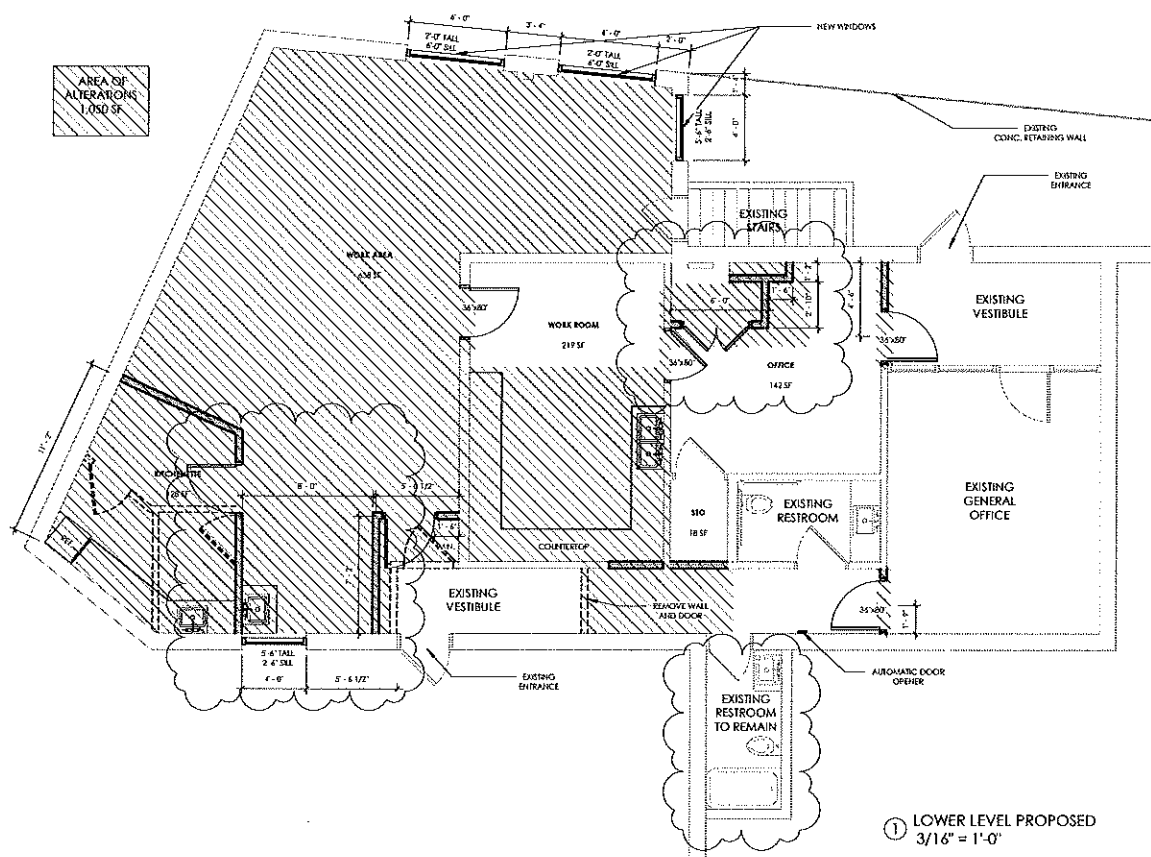



Robert F. Griffiths, PE



① LOWE'S 1ST LEVEL EXISTING CONDITIONS
3/16" = 1'-0"

		SCALE	DATE	PROJECT NO.	SKETCH NO.
		3/16" = 1'-0"	05.22.19	00000.00	A.1.1
Orange Park Management 35 Cedar Street Chappaqua, Massachusetts 01761 413.592.9700 F www.mvgaarchitects.com		PROJECT NUMBER 00000.00	DRAWN BY RT	REFER TO:	



① LOWER LEVEL PROPOSED
3/16" = 1'-0"

Orange Park Management

Mount Vernon Group, Inc.
35 Cedar Street
Suite 210
Chicopee, Massachusetts 01013
413 582 9700 T
413 582 9750 F
www.mvgcollects.com

MVG
MAINTENANCE & VISUALIZATION GROUP

SCALE: 3/16" = 1'-0"

DATE: 05/22/19

PROJECT NUMBER: 0000.00

PROPOSED LAYOUT

SKETCH TITLE

REFER TO:

DRAWN BY: RT

SHEET NO. **A.1.2**

CODE REVIEW BASED ON THE 2015 IBC WITH MASS AMENDMENTS

Use And Occupancy Classifications Chapter 3		
FOR CALCULATING EGRESS FROM SPACES		
USE	OCCUPANCY	CLASSIFICATION
Factory Group F IBC Section 306	Work Area	Use Group F-2
Business Group B IBC Section 304	Office	Use Group B

Allowable Area Factor (Table 506.2) Chapter 5	
Use group: B, F-2 CONSTRUCTION TYPE: III B; not sprinkled	
ACTUAL	MAXIMUM ALLOWABLE
1,168 s.f.	18,000 SF (not sprinkled)

Fire Resistance Rating Requirements For Building Elements (Hours) (Table 601) Chapter 6	
Occupancy Group	Group B, F-2
Construction Class	III B Not Sprinkled
	Rating In Hours
Primary structural frame, f (see section 202)	0
Bearing walls exterior, e,f	2
Bearing walls, interior	0
Non bearing walls and partitions exterior	See Table 602
Non bearing walls and partitions interior, d	0
Floor construction and secondary members (see section 202)	0
Roof construction, and secondary members (see section 202)	0

- a. Roof supports: Fire resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 HR where supporting a roof only.
b. Except in group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
f. Not less than the fire-resistance rating as referenced in Section 704.10

Maximum Floor Area Allowances Per Occupant (Table 1004.1.2) Chapter 10	
Occupancy	Floor Area Per Occ.
Industrial Areas	100 SF gross
Business Areas - Offices	100 SF gross
Accessory Storage Areas, Mechanical Equipment Room	300 SF gross

Space With One Exit Or Exit Access Doorway (Table 1006.2.1) Chapter 10		
Occupancy	Maximum Occupant Load Of Space	Without Sprinkler System (Feet)
F	43	75
B	49	100
Sf	29	100

Minimum Number Of Exits Or Access To Exits Per Story (Table 1006.2.1) Chapter 10		
Occupant Load Table 1004.1	Number of Exits Required Section 1006.2.1; Table 1006.2.1	Number of Exits Provided
15	1	1

Exit Access Travel Distance (Table 1017.2) Chapter 10	
Occupancy	Without Sprinkler System (Feet)
F-2	300
B	200
S	300

1. 780CMR, Massachusetts Building Code, 9th Ed. (2015 IBC w/ Mass. Amendments)
2. 527CMR Massachusetts Fire Prevention Regulations
3. 521CMR, Massachusetts Architectural Access Board Regulations

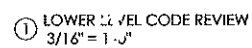
OCCUPANCY LOADS			
Floor Level	Occupant Load	No. of Exits Required	No. of Exits Provided
First Floor	15	1	1





Orange Park Management

Mont Vernon Group, Inc.
35 Center Street
Suite 210
Chicopee, Massachusetts 01020
413.592.9700 F
www.mvgroupinc.com

SCALE: DATE: 05/22/19
PROJECT NUMBER: 00000.00
DRAWN BY: RT
CODE REVIEW: A.1.3
SKETCH NO.:
REFER TO:



Mount Vernon Group, Inc. 35 Center Street Beverly Hills, CA 90210 415.526.9700 T 415.526.9713 F 415.526.9750 F www.mvgi.com	Orange Park Management 10000 Orange Park Blvd. Orange Park, FL 32067 352.325.1100 T 352.325.1101 F www.opmgt.com	 <div> <div>SCALE</div> <div>DATE</div> <div>PROJECT NO.</div> <div>SKETCH TITLE</div> <div>REFER TO</div> </div> <div> <div>0000.00</div> <div>05.21.09</div> <div>0000.00</div> <div>0000.00</div> <div>0000.00</div> </div>	 <div> <div>SCALE</div> <div>DATE</div> <div>PROJECT NO.</div> <div>SKETCH TITLE</div> <div>REFER TO</div> </div> <div> <div>0000.00</div> <div>05.21.09</div> <div>0000.00</div> <div>0000.00</div> <div>0000.00</div> </div>
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INSPECTION RECORD

INSPECTION	BY	DATE
Footing/Foundation		
Sonotube		
Fireplace Throat		
Rough Plumbing		
Rough Gas		
Rough Electric		
Rough AC		
Rough Frame		
Insulation		
Underground		
Remarks :		



CITY OF CHICOPEE

Building Department
115 Baskin Drive
Chicopee, MA 01020
Phone: 413-594-1440
Fax: 413-594-1446
www.chicopeema.gov

BUILDING PERMIT

CENTER GROUP LLC TRUSTEE OF

Is issued to:

(Owner)

to : Office fit-out, Installation of 3 windows. Flooring Painting etc...

(build, alter, demolish)

at : 35 CENTER ST

Zoning : Map : 0078 Block : 00034 Lot :

Use Group: Construction Type: 3 A

Construction cost (\$) : 6,800.00

Lic Const. Sup. : Nikolay Gerasimchuk # : 063630

Home Imp. Contractor : # :

Building Size : Length: Width: Height:

Remarks :

"Person contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL e.142A)"

FINAL APPROVALS

Building		
Planning		
Assessor		
Electrical		
Fire		
Health		
Plumbing		
Gas		

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK;
1. FOUNDATION OR FOOTING.
2. PRIOR TO COVERING STRUCTURAL MEMBERS.
(READY FOR LATH OR FINISH COVERINGS)
3. FINAL INSPECTION BEFORE OCCUPANCY.

Permit No. : C-18-0976

Fee(\$): 300

Confirmation No. 201810118905994

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED AS NOTED ABOVE.

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

Date Issued : 2018-10-12

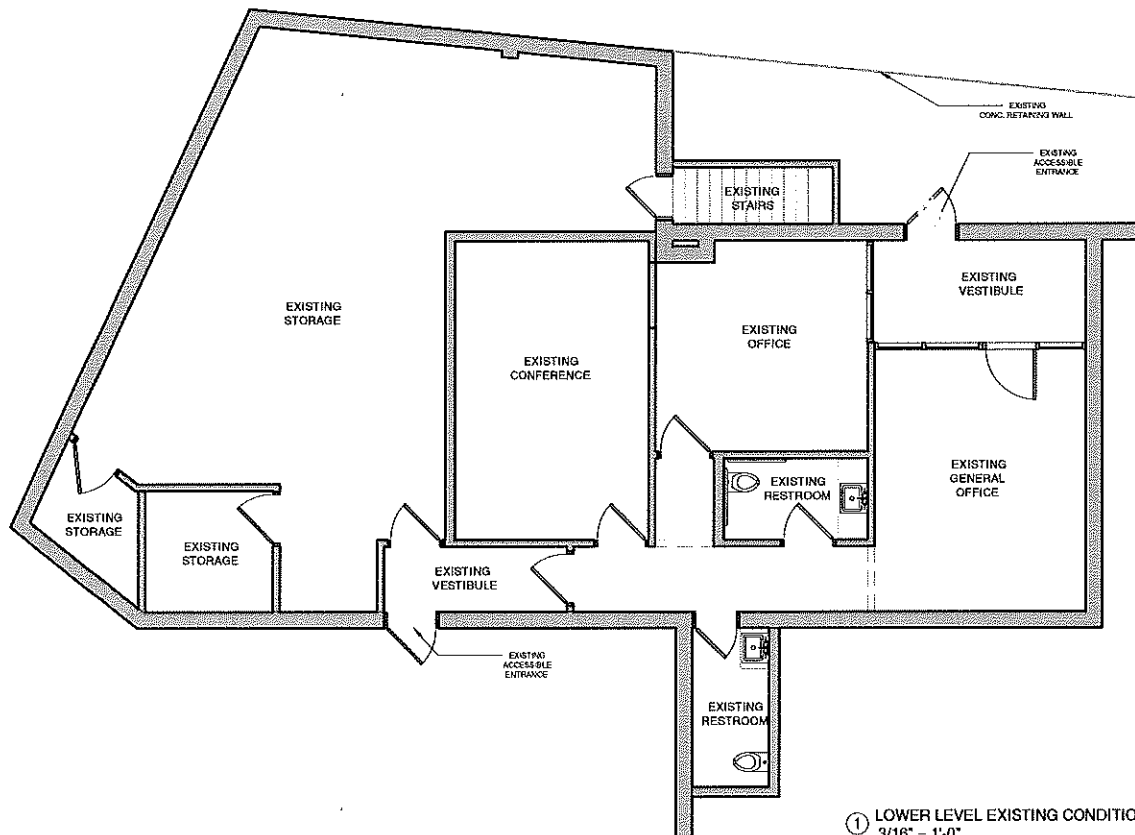
Received No. :

Frank Brown
Building Official


POST THIS CARD SO IT IS VISIBLE FROM THE STREET

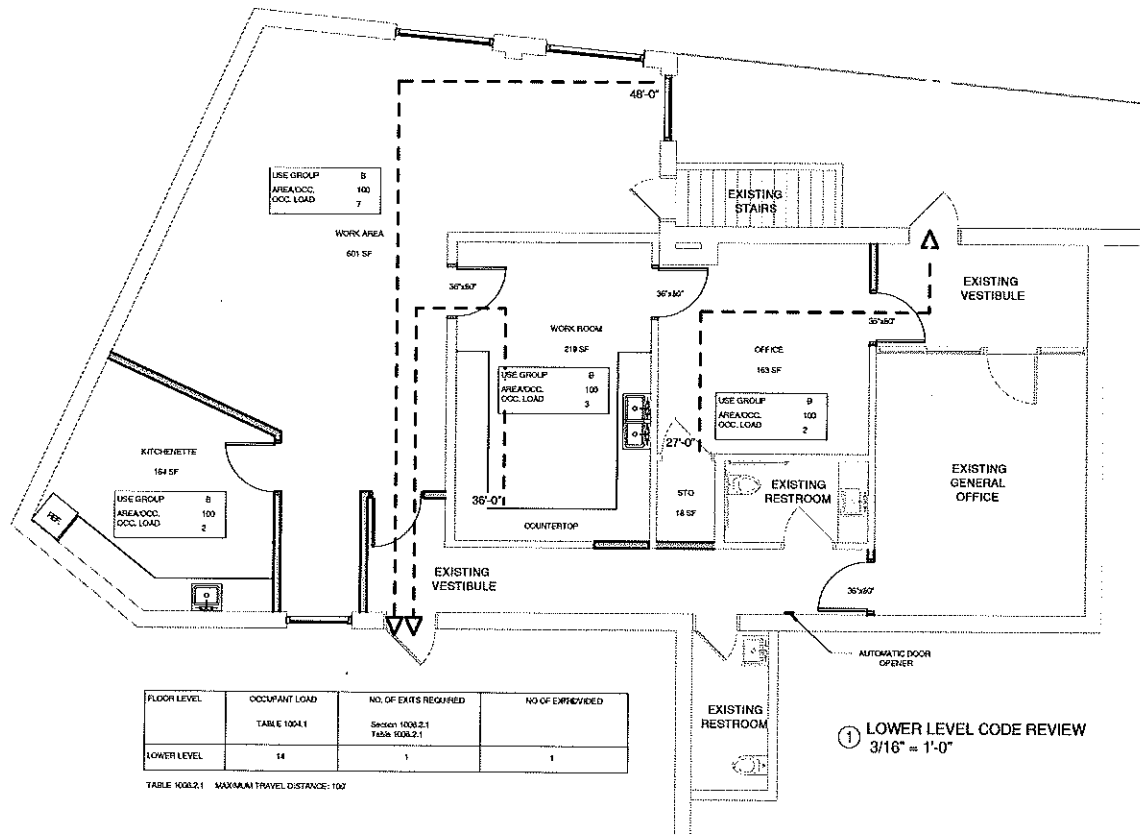
Print

Exit



① LOWER LEVEL EXISTING CONDITIONS
3/16" = 1'-0"

		SCALE 3/16" = 1'-0"	DATE 09.15.19	RT
Orange Park Management		Project number 00000.00	EXISTING LAYOUT	SKETCH NO. A.1.1
Mount Vernon Group, Inc. 35 Center Street Suite 210 Chicopee, Massachusetts 01013 413-532-8750 F www.mvgarchitects.com		SKETCH TITLE	REFER TO:	



① LOWER LEVEL CODE REVIEW
3/16" = 1'-0"

Orange Park Management

Mount Vernon Group, Inc.
35 Center Street
Suite 210
Chicopee, Massachusetts 01013
413 862 9700 F
www.mvgroupinc.com

WGS
ARCHITECTS
3/16" = 1'-0"

SCALE
DATE
08.19.15

PROJECT NUMBER
0000.00

DATE
08.19.15

DRAWN BY
RT

CODE REVIEW

SHEET TITLE
SHEET NO.
A.13

REFER TO:



City of Chicopee

Building Department

CERTIFICATE FOR OCCUPANCY

In accordance with Massachusetts Building Code and City of Chicopee Zoning Ordinance, this Department has performed an inspection for adequate means of egress and related public safety concerns at the following premises:

35 Center Street, suite 201, Chicopee MA 01013

and may be occupied by **DESIGN DENTAL LAB**

Date: 12/27/16

David Gardner, Building Official

CO#: COZ-16-0368-CO



Application Date: 12/15/16

Inspection Date: 12/23/16

INSTRUCTIONS - PLEASE READ BEFORE PROCEEDING

PLEASE DO NOT USE A MAC OR IPHONE UNLESS YOU DOWNLOAD A COMPATIBLE BROWSER. Compatible browsers include Chrome, Firefox, and Internet Explorer/Edge.


To apply for a new permit, click the red "New Application" button.

To view the status of an existing application or complete a saved/partially submitted application, open the status panel by clicking . The status panel will open on the right side of the screen. After the inspector has reviewed your application, you may see the  chat bubble lit, indicating there is a message.

Be sure to click on the "checklist" to see what documents need to be uploaded, as the fire department might require plans or certifications to be uploaded and attached to your application. To upload attachments, click on the "Add/View Attachments" in the status panel, select the file on your computer, and click "submit."

If the status of your application indicates "Waiting for Signoff," the City of Chicopee is reviewing your application for approval by other relevant city departments.

Fire Prevention office hours are between 7-9am and 3-5pm M-F. Please call 413-594-1636 or 413-597-1637 to schedule your appointment.

TO MAKE A PAYMENT, click on the  to view the status panel to see the options to calculate your fee or to pay now. Click the "Pay Now" button to be redirected to a secured payment gateway. You may pay using Debit/Credit or electronic check (EFT). Your payment will reflect on the status panel immediately after paying. Your card details are not processed or stored anywhere on the online permitting site.



CITY OF CHICOPEE

Fire Department

80 Church Street
Chicopee, MA
01020

Phone: 413-594-1630



Emergency: 911


Fax: 413-594-1645

NEW APPLICATION
CLICK HERE

[Edit Profile](#) | [Change Password](#) | [Logout](#)



Search Criteria

App. Date (mm/dd/yyyy)  To  Site Address

Permit Type 

Permit Number Status



Date	Site Address	Permit #	Type of Permit	Status	Fee	Chat	Pay Here
8/21/2019	35 CENTER ST		Miscellaneous Permit	Pending	\$ 25.00		
5/15/2019	35 CENTER ST		Propane Tank	Pending	\$ 25.00	